150.0	0005	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	894,100	/	894,100
USE VALUE:	894,100	/	894,100
ASSESSED:	894,100	/	894,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELMUTH ERIC D
Owner 2:	BACH JORDAN L
Owner 3:	
Street 1:	33 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUN WANYU -
Owner 2:	HUANG YENCHEN -
Street 1:	33 GRANDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2266 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	438,100		456,000	894,100
Total Card	0.115	438,100		456,000	894,100
Total Parcel	0.115	438,100		456,000	894,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.50 | /Parcel: 394.5

Legal Description

User Acct

99342

GIS Ref

GIS Ref

Insp Date

05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0005-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	438,100	0	5,000.	456,000	894,100	894,100	Year End Roll	12/18/2019
2019	101	FV	312,700	0	5,000.	427,500	740,200	740,200	Year End Roll	1/3/2019
2018	101	FV	318,500	0	5,000.	353,400	671,900	671,900	Year End Roll	12/20/2017
2017	101	FV	318,500	0	5,000.	324,900	643,400	643,400	Year End Roll	1/3/2017
2016	101	FV	318,500	0	5,000.	296,400	614,900	614,900	Year End	1/4/2016
2015	101	FV	305,700	0	5,000.	290,700	596,400	596,400	Year End Roll	12/11/2014
2014	101	FV	305,700	0	5,000.	270,200	575,900	575,900	Year End Roll	12/16/2013
2013	101	FV	305,700	0	5,000.	257,100	562,800	562,800		12/13/2012

!11773!

PRINT

Date	Time
12/11/20	01:54:33

LAST REV

Date	Time
05/01/20	09:49:48

danam

11773

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUN WANYU	50000-150		8/24/2007		590,000	No	No		
FILERMAN MARC C	47069-124		3/8/2006		615,000	No	No		
KARP HARRY	26683-501		9/28/1996		243,000	No	No		Y

USER DEFINED

Prior Id # 1:	99342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	341	Redo Kit	120,600	O				
9/28/1998	683	Porch	14,000					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Inspected	PH	Patrick H
5/3/2018	MEAS&NOTICE	BS	Barbara S
11/10/2008	Meas/Inspect	189	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26331782
Const Adj.:	0.97515047
Adj $ / SQ:	166.310
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491126
Depreciation:	53042
Depreciated Total:	438084

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

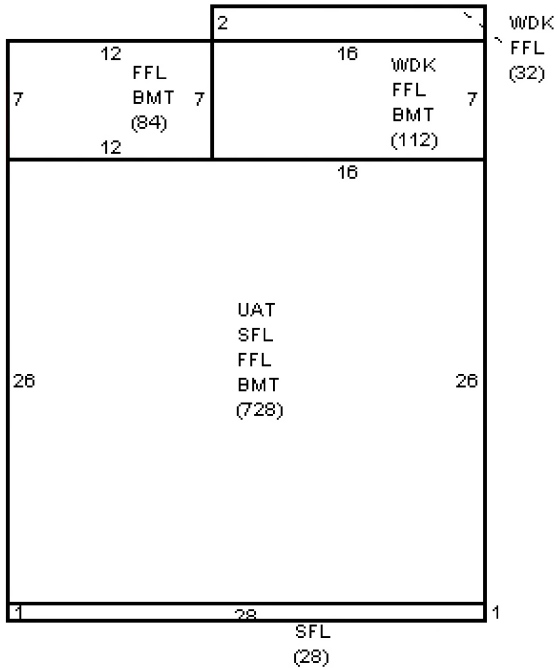
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.94
Special Features:	0	Val/Su Net:	147.91
Final Total:	438100	Val/Su SzAd	255.90

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	166.310	158,992
BMT	Basement	924	69.350	64,081
SFL	Second Floor	756	166.310	125,730
UAT	Upper Attic	182	66.520	12,107
WDK	Deck	144	12.620	1,818

Net Sketched Area:	2,962			Total:	362,728
Size Ad	1712	Gross Are	3508	FinArea	2266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0005-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	